

TOWN OF FORT FRANCES

Planning & Development Executive Committee

AGENDA - August 8, 2017 at 8:00 AM

MEETING - Civic Centre

	Page
1. <u>Call to Order</u> Session #31	
2. <u>Disclosure of pecuniary interest and the general nature thereof</u>	
3. <u>Approval of Previous Committee Minutes</u>	
3.1 Approval of July 4th, 2017 meeting minutes.	3 - 4
4. <u>Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.</u>	
5. <u>In-Camera</u>	
5.1 Request to Purchase Town Property - Industrial Park (Lots 1 to 5 and 10)	
6. <u>Items Referred from Council</u>	
6.1 Fort Frances Lakers Request Letter.	5 - 9
7. <u>New Business</u>	
7.1 Sister Kennedy Centre Request to Suspend Calendar Parking in the 400 & 500 Blocks of Nelson Street.	10 - 11
7.2 Deeming of Properties at 740 Sixth Street West / 730 Sixth Street West (Plan 48M353 Lots 34 & 33)	12 - 21
7.3 Official Plan Amendment and Zoning By-law Amendment for 605 McIrvine Road	22 - 39
8. <u>Outstanding Items</u>	
8.1 Request for Water Well Installation - Church of the Holy Spirit	40 - 42
8.2 Residential Property Review and Future Residential Development Planning	43 - 45
9. <u>Information</u>	
9.1 By-Law Activities 2nd Quarter Report.	46 - 52

10. **Non-agenda Items**
11. **Adjourn / Next Meeting Date**
Tuesday September 5th, 2017.

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #30

July 4, 2017

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre - Committee Room on July 4, 2017 from 8:00 a.m. to 8:25 a.m.

PRESENT: D. Kitowski, Chair, J. Caul, Councillor.

ALSO PRESENT: D. Brown, CAO, T. Dennis, CBO/Planner, P. Briere, Secretary.

1. Call to Order - 0800am

Session #30

2. Disclosure of pecuniary interest and the general nature thereof

None.

3. Approval of Previous Committee Minutes

- 3.1 Approval of June 19th, 2017 meeting minutes.
- Approved as presented.

4. Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.

None.

5. In-Camera

None.

6. Items Referred from Council

None.

7. New Business

- 7.1 MNR Sign Install Request at Sorting Gap Marina.
- A discussion was had on this item and the Planning & Development Executive Committee is recommending to approve the report as presented.
- 7.2 Phase 4 - Wahkaihanun Futures Corporation Site Plan Amendment
- A detailed discussion on the site plan and permit process was had with the Committee. The Planning & Development Executive Committee is recommending to approve the report as presented.
- 7.3 RRDSAB 8-Plex Apartment Building - Site Plan Control Agreement
- A detailed discussion on the site plan and overall process was had with the Committee. The Planning & Development Executive Committee is recommending to approve the report as presented.
- 7.4 Sovereign Asset Management - 850 King's Hwy (Great Canadian Oil Change) - Site Plan Control Agreement.
- A detailed discussion outlining the site plan and permit process was had with the Committee. The Planning & Development Executive Committee is recommending to approve the report as presented.

8. Outstanding Items

None.

- 9. **Information**
None.
- 10. **Non-agenda Items**
None.
- 11. **Adjourn / Next Meeting Date - 0825am**
Tuesday August 8th, 2017.

Executive Committee Chair

Secretary, Planning & Development Executive
Committee

Date: June 25th, 2017

Report To: Planning & Development Executive Committee.

From: Patrick Briere, By-Law Enforcement Officer

Re: Fort Frances Lakers Request Letter.

As you are aware a request letter was received by Council in regards to selling beer at home games. Mayor and Council referred this matter to the Community Services Executive Committee with input from the Planning and Development Executive Committee.

This request letter was forwarded to staff within the Planning and Development Division and the following questions/concerns have been brought forward to further discuss with the Committee before providing our input to the Community Services Executive Committee:

- What are the potential liabilities that will arise from this request?
- What are the potential changes to our insurance?
- What are the requirements for proper security to be provided at these home games, if alcohol is served?

Respectfully submitted,

Original Signed By

Patrick Briere
By-Law Enforcement Officer

Lisa Slomke

From: Luc Romaniuk <luc.romaniuk@gillons.ca>
Sent: Thursday, July 13, 2017 1:04 PM
To: Lisa Slomke
Cc: Dawn Galusha; Carrie Shouldice; Tonya Bergen
Subject: Insurance Inquiry
Attachments: Checklist for Facility Rental with Liquor Service.pdf

Hi Lisa,

I spoke with Frank Cowan with regards to the question below, please note the recommendations:

1. A formal agreement is entered into between the municipality and the third party which clearly outlines each parties responsibilities (this should be drafted by legal council)
2. Within the agreement there should be a hold harmless clause in favor of the municipality
3. The third party will need to have their own insurance and provide a certificate of insurance adding the municipality as an additional insured. The third party should also carry sufficient insurance limits which include liquor liability
4. I have attached a checklist/document which details some recommendations with regards to the municipality renting their facilities in which alcohol is served. There are recommendations with regards to security, smart servers etc.

Should council decide to proceed with this, once a formal agreement is drafted, Frank Cowan will review the agreement and make recommendations from an insurance standpoint.

Transferring the risk from the municipality to the third party is important in this instance.

Please call me should you have any additional questions.

Regards,

Luc Romaniuk, B.A., B.Ed., CAIB
Account Executive, Business Insurance

Gillons Insurance Brokers Ltd
326 Church Street | Fort Frances, ON | P9A 1E1
Direct 807.274.7716 ext.3705 / Mobile 807.271.4011 luc.romaniuk@gillons.ca | www.gillons.ca

Gillons  **People-Inspired Insurance**



Check out our Latest Risk and Business Magazine <https://joom.ag/APGQ>

Gillons Insurance Brokers Ltd. Please be advised that no coverage can be added, removed or changed without first speaking directly to a licensed broker. This e-mail is privileged and confidential and is intended only for the use of the recipient named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this message is strictly prohibited. If you are not the intended recipient please notify the sender and delete. Thank you.

From: Lisa Slomke [<mailto:lslomke@fortfrances.ca>]
Sent: Wednesday, July 12, 2017 8:56 AM
To: Tonya Bergen; Luc Romaniuk; Carrie Shouldice
Cc: Dawn Galusha
Subject: insurance inquiry

Good Morning Tonya, Luc & Carrie:

We have had an inquiry from a user at the IFK arena asking if they can sell beer at their home games. I am wondering what (if any) the implication might be from an insurance standpoint. I would expect they would need to hire security and licensed bartenders. I presume they would need additional insurance and be required to name the Municipality as additional insured.

This is my first time down this path – I don't want to miss something important. At this point, I am gathering input to take to Council so that Council can make their decision.

I appreciate your input.

Sincerely,
Lisa

Elizabeth (Lisa) Slomke, Town Clerk
Town of Fort Frances
320 Portage Avenue
Fort Frances, ON P9A 3P9
lslomke@fortfrances.ca
Phone: 807-274-5323 ext. 1215
Fax: 807-274-8479
www.fortfrances.ca

Checklist *Facility Rental with Liquor Service*

Municipal Alcohol Policy

1. Food is being served.
2. Someone at entrance points checking ID.
3. System in place to identify underage patrons (ie. coloured bracelet)
4. Confirmation that there will be no alcohol drinking games or alcohol as a prize.
5. Unused bar tickets will be reimbursed.

Permit Holder has demonstrated that they understand municipal alcohol policy by signing a Rental Agreement.

Rental Agreement includes:

1. Indemnification clause where Renter agrees to indemnify and hold harmless the Municipality,
2. Renter agrees to carry liability insurance including liquor liability insurance with Municipality named as additional insured

Permit holder will attend event.

Permit Holder has provided proof of liability insurance including liquor liability insurance with Municipality as additional insured.

Special Occasion Permit has been produced at least five days before event and posted at event.

Permit Holder has provided list of Smart Serve certified event workers including certification numbers.

Required signs have been posted.

Designated Driver or safe transportation options in place with signs posted.

Permit holder has given receipt for minimum percentage and low-alcohol beverages.

Police officer attendance requirement has been fulfilled.

At least one municipal representative will be in attendance.

Ratio of event workers to participants adhered to. Event workers to wear highly visible identification and not to consume alcohol until responsibilities have ended for the night.

Floor supervisors have been designated to monitor activity area and exits and be available to ticket sellers.

At least two Smart Serve trained people have been designated to sell tickets (maximum 4 tickets per purchase per person).

Premises have been inspected to ensure physical setting is safe for drinkers and non-drinkers.

Fort Frances Lakers

Fort Frances Lakers Junior A Hockey Team
P.O. Box 76
Fort Frances, ON P9A 3M5



Fort Frances Town Council
320 Portage Avenue
Fort Frances, ON
P9A 3P9



ATTENTION: Mayor Avis & Council

June 26, 2017

In this letter the Fort Frances Lakers Hockey Association/Board is putting forward one very pertinent request for consideration by Mayor and Council. The Fort Frances Lakers Hockey Association/Board fully recognizes the level of cooperation and support that Mayor Avis and Council have extended to the Fort Frances Lakers Hockey Team. The Town's 'partnership' with the Lakers if you will, makes it possible for the Fort Frances Lakers to operate as a competitive team within the SIJHL, provide good entertainment to Town and District fans, and contribute to the economic portfolio of the Town.

Mayor and Council, the Fort Frances Lakers Hockey Association/Board, is asking for permission to sell beer at Lakers games. The request is based on the premise that the Lakers are trying to attract more fans and of course generate some much-needed revenue. Piggy-backing on this request, the Fort Frances Lakers Hockey Association/Board, is also seeking permission to use the IFK Arena upstairs canteen to sell the beer. Approval of this request will help the Fort Frances Lakers Hockey Association/Board generate some necessary revenue!

Of course, it needs to be made abundantly clear, that this request is for Lakers games only and not for any other user groups. A working arrangement would need to be discussed and mutually agreed to with the canteen vendor.

This request is paramount and necessary to extend and consolidate the viability of the Fort Frances Lakers Hockey Team. Mayor Avis and Council, your expedient reply will be gratefully accepted in the 'spirit of community vibrancy'!

Sincerely,
Wayne Strachan - Head Coach/ G.M.
Fort Frances Lakers Jr. A Hockey Team - SIJHL
(807) 274 - 4383 (H)
(807) 275 - 7798 (C)
(807) 274 - 6889 (O)
Wayne@fortfranceslakers.com



**Community Owned &
Community Operated!!**

**Believe, Achieve & Succeed
Witness The Power**



Date: August 8th, 2017

Report To: Planning & Development Executive Committee

From: Patrick Briere, By-Law Enforcement Officer

Re: Sister Kennedy Centre Request to Suspend Calendar Parking in the 400 & 500 Blocks of Nelson Street.

The Planning & Development Executive Committee will recall that the Town of Fort Frances has received annual requests from the Sister Kennedy Centre in regards to the suspension of calendar parking on Nelson Street to accommodate parking for the District 1A Senior Games and a Senior's Fair.

On Friday June 30th, 2017, I received a letter from the Sister Kennedy Centre's Manager Cindy Noble, requesting the parking accommodation for Nelson Street again on October 6th, 2017 from 9am to 3pm. As per previous year's requests, this office has no concerns with making this parking accommodation for the Sister Kennedy Centre.

Attached to this report is a copy of the letter sent from the Sister Kennedy Centre's Manager Cindy Noble.

We are asking the Planning & Development Executive Committee to recommend to Council that the request from the Sister Kennedy Centre to suspend Calendar Parking in the 400 & 500 Blocks of Nelson Street on October 6th, 2017 to accommodate the Senior's Fair be approved.

Respectfully submitted

A handwritten signature in black ink, appearing to read "P. Briere", is written over a horizontal line.

Patrick Briere
By-Law Enforcement Officer

Sister Kennedy Centre
401 Nelson St.
Fort Frances P9A 1B3

Mr Patrick Briere,
By-Law Enforcement
Town of Fort Frances
329 Portage Ave.
Fort Frances On. P9A 3P9

June 30, 2017

Dear Mr. Briere:

The Sister Kennedy Centre will be hosting a Senior's Fair on Friday October 6th at the Centre. The event will run from 9am to 3pm. As we anticipate an attendance of 100 people, parking will be a problem, especially since the Centre's parking lot will only hold 20 or so vehicles.

Would it be possible to waive the calendar parking restriction on the 400 and 500 blocks of Nelson Street on that day in order to facilitate parking for Fair participants?

Your cooperation on this matter would be greatly appreciated. Thank you for your assistance.

Sincerely

A handwritten signature in blue ink that reads "Cindy Noble". The signature is written in a cursive, flowing style.

Cindy Noble Manager



Date: August 3, 2017

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Deeming of Properties 740 Sixth Street W and 730 Sixth Street W Plan 48M353 Lots 34 & 33**

The properties located at 740 Sixth Street W and 730 Sixth Street west, are owned by 757446 Ontario LTD (Ed Halverson). 757446 Ontario LTD has applied to have the two properties deemed as a single property. The application is attached for Committee members to review.

Deeming these two properties as one, will allow for expansion of the existing building and proper compliance with parking regulations in our Zoning By-Law 03/14.

Please examine the deeming application and approve as submitted to complete the application process and allow a By-Law amendment to be created for the property deeming.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

**APPLICATION TO DEEM LOTS NOT TO BE
ON A REGISTERED PLAN OF SUBDIVISION**
SECTION 50(4), ONTARIO PLANNING ACT, R.S.O. 1990, C.P. 13

Subject Property: Municipal Address(es): 740 Sixth St. W
730 Sixth St. W
Lots: 34 + 33 **Registered Plan:** Plan 48 M 353
Plan 48 M 353

I, the undersigned Owner(s) of the above-noted property, hereby apply to the Corporation of the Town of Fort Frances for the enactment of a By-Law to deem the above-noted lots deemed not to be on a registered plan of subdivision for the purposes of Section 50 (3) of the Planning Act.

I acknowledge that full lots on a registered plan of subdivision are separately conveyable from one another; that the enactment and registration of the deeming by-law will merge them to be one lot of record; that conveyance of part of the lot of record will require approval of the Town of Fort Frances through the Consent process; and that this process does not consolidate the properties under the Land Titles Act.

Purpose of Application:

I/We submit with this application the following:

- ☒ Evidence of ownership (original deed/s or copy of parcel register/s)
☒ Site Plan of property
☒ Required Legal Fees (registration legal fees plus \$60.00 per added lot administrative fee)

Owner's Name(s):

757446 Ontario Ltd

Owner's Signature:

[Signature]

ED HALVORSEN PRESIDENT

Mailing Address:

Box 362

Phone: 807-274-5945

FORT FRANCES, ON
P9A 3M7

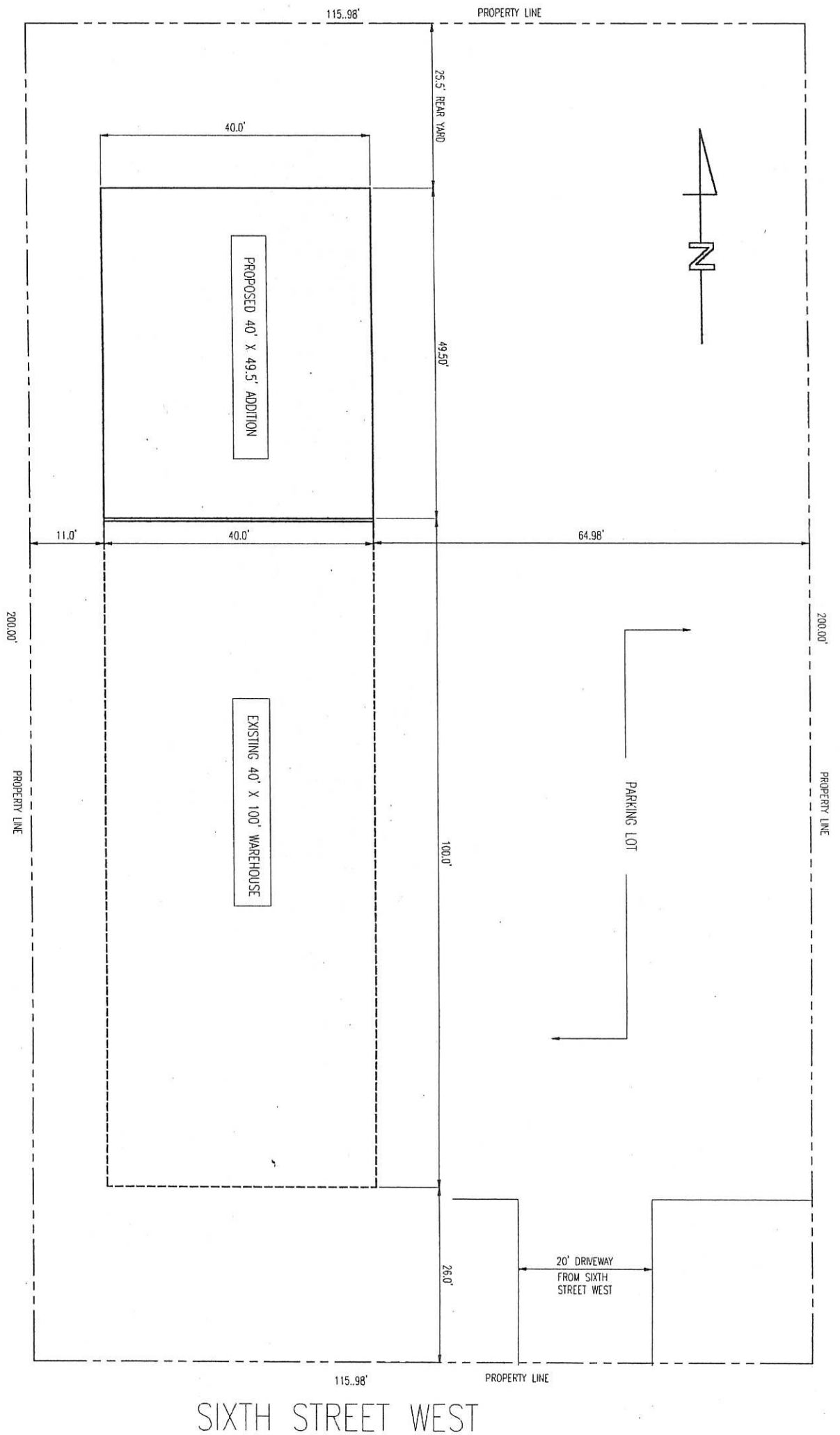
Dated: JULY 24, 2017

FOR OFFICE USE ONLY		
Application Received:	Receipt No.:	RECOMMENDED BY PLANNER
Registration Date of Plan No:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - reasons below
Ownership Confirmed: Yes <input type="checkbox"/> No <input type="checkbox"/>		<u>allows more development</u>
By-Law No.	Enacted:	<u>allows parking lot bylaw to be</u> <u>abroked by.</u>
Date Registered:	Document No.	

SITE PLAN

SCALE: N.T.S.

LOT 34
PLAN 48M-353





SITE PLAN

200'

100'

SIXTH STREET WEST

LOT 33
PLAN 48M353



Property Assessment
Avis d'évaluation
for the 2013-2016 property



DG100001810 32 1/1 C11/11
757446 ONTARIO LIMITED
C/O HALVORSEN EDWARD LEONARD
PO BOX 362 STN MAIN
FORT FRANCES ON P9A 3M7

Questions?

Please include your roll number with your enquiry.

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808, Toronto, ON M1S 5T1
Visit Senic River Mall, 130 Second St E, Fort Frances
Monday to Friday - 8 a.m. to 4:30 p.m.

If you have any accessibility needs, please contact MPAC for assistance.

This Property Assessment Notice is not a property tax bill.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. **An assessment increase does not necessarily mean your property taxes will increase.** For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. The deadline to file a Request for Reconsideration or an Appeal for the 2013 tax year is **April 1, 2013**. For the tax years 2014-2016, the deadline for filing is **March 31** of the tax year. Please keep a copy of this Notice for your records.

Roll number 59 12 010 004 11950 0000
Property location and description 730 SIXTH ST W
PLAN 48M353 LOT 33 PCL 33-1
Municipality/Local taxing authority FORT FRANCES TOWN

Assessed value of your property

Property classification Industrial: Vacant land
Your property's value as of January 1, 2012 \$14,100
Your property's value as of January 1, 2008 \$10,400
Over this 4-year period, your property's value changed by \$3,700

Under the *Assessment Act*, an increase in assessed value between January 1, 2008 and January 1, 2012 is phased in over four years, from 2013 to 2016. Assuming your property characteristics stay the same, your property assessment will change by **\$925** each year.

TAX YEAR	PHASED-IN ASSESSMENT
2013	\$11,325
2014	\$12,250
2015	\$13,175
2016	\$14,100

School support

2013 ASSESSMENT \$11,325
SCHOOL SUPPORT Not Applicable

Property summary

Property type Industrial Vacant Land
Property information Frontage: 100.00 feet
Depth: 200.00 feet
Lot area: 20,037.60 square feet

To see a profile for your property and compare your property with similar properties in your area free-of-charge, visit **AboutMyProperty™** at www.aboutmyproperty.ca

To register for your account, please enter:

Roll number: 59 12 010 004 11950
Access key: CWRW R8FW 885C

Or call MPAC at
1 866 296-MPAC (6722)



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Property Assessment Notice
Avis d'évaluation foncière

for the 2014-2016 property tax years
Questions?
Please include your roll number
with your enquiry.

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.

Web www.mpac.ca

Fax 1 866 297-6703

Write P.O. Box 9808, Toronto, ON M1S 5T9

Visit Senic River Mall, 130 Second St E, Fort

Frances

Monday to Friday - 8 a.m. to 4:30 p.m.

If you have any accessibility needs, please
contact MPAC for assistance.

This Property Assessment Notice is not a property tax bill.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. **An assessment increase does not necessarily mean your property taxes will increase.** For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. The deadline to file a Request for Reconsideration or an Appeal is **March 31** of the tax year. Please keep a copy of this Notice for your records.

Roll number	59 12 010 004 11901 0000
Property location and description	740 SIXTH ST W PLAN 48M353 LOT 34 PCL 34-1 SEC 48M353
Municipality/Local taxing authority	FORT FRANCES TOWN

Assessed value of your property

Property classification	Commercial
Your property's value as of January 1, 2012	\$211,000
Your property's value as of January 1, 2008	\$207,000
Over this 4-year period, your property's value changed by	\$4,000

Under the *Assessment Act*, an increase in assessed value between January 1, 2008 and January 1, 2012 is phased in over four years, from 2013 to 2016. Assuming your property characteristics stay the same, your property assessment will change by **\$1,000** each year.

TAX YEAR	PHASED-IN ASSESSMENT
2014	\$209,000
2015	\$210,000
2016	\$211,000

School support

2014 ASSESSMENT	SCHOOL SUPPORT
\$209,000	Not Applicable

Property summary

Property type	Warehousing
Property information	Frontage: 115.95 feet Depth: 200.00 feet Lot area: 0.53 acres

Please login to
www.aboutmyproperty.ca
to see a profile for your property
and compare your property with
similar properties in your area
free-of-charge.

If you don't have an account,
please register by entering:

Roll number: 59 12 010 004 11901
Access key: 6PV9 M6QL QGM6

Or call MPAC at
1 866 296-MPAC (6722)

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

FOR OFFICE USE ONLY

NO: A 41763
CERTIFICATE OF RECEIPT.
RJBibby
LAND REGISTRAR.
L.R.O. NO. 48, FORT FRANCES
 New Property Identifiers

Additional: See Schedule ☐

Executions

RJB Additional: See Schedule ☐

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 2 pages
 (3) Property Identifier(s) Block Property Additional: See Schedule ☐

(4) Consideration
 Six Thousand, Eight Hundred and Twenty Eight Dollars \$ 6,828.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐
 Parcel Plan 8, Section 48M-353, being lot 34 as shown on plan of subdivision 48M-353

(6) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐ (7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE TOWN OF FORT FRANCES	per: <i>William Felix Naturkach</i> WILLIAM FELIX NATURKACH	1988 03 30
	per: <i>Robert Lawrence Cousineau</i> ROBERT LAWRENCE COUSINEAU	1988 03 30

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction
 Name(s) Signature(s) Date of Signature Y M D

(10) Transferor(s) Address for Service P.O. Box 38, Fort Frances, Ontario P9A 3M5

(11) Transferee(s) 757446 ONTARIO LIMITED
 Date of Birth Y M D

(12) Transferee(s) Address for Service 264 Fifth Street East, Fort Frances, Ontario P9A 1T7

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.
 Signature Date of Signature Y M D
 Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.
 Name and Address of Solicitor Signature Date of Signature Y M D

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.
 Name and Address of Solicitor Signature Date of Signature Y M D

(15) Assessment Roll Number of Property City Mun. Map Sub. Par. Not Assigned
 (16) Municipal Address of Property Sixth Street West Fort Frances, Ontario
 (17) Document Prepared by: EUSTACE, MORGAN & DERKSEN Barristers, Solicitors, Notaries 510 Portage Avenue 274-5361 Branch Offices 482-2322, 597-2203 Fort Frances, Ontario P9A 2A3
 Fees and Tax
 Registration Fee
 Land Transfer Tax
 Total Page 18 of 52

Planning Act — OPTIONAL

Affix Statement by Solicitor for Transferee(s) here if necessary

FOR OFFICE USE ONLY

Refer to all instructions on reverse side.

(see instruction 2 and print name(s) in full) EDWARD LEONARD HALVERSON

MAKE OATH AND SAY THAT:

1. I am _____ (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)
- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ (insert name(s) of principal(s)) _____
- _____ described in paragraph(s) _____ (a), (b), (c) above; (strike out references to inapplicable paragraphs)
- ☒ (e) The President, _____ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ authorized to act for _____ (insert name(s) of corporation(s)) _____
- _____ 757446 ONTARIO LIMITED _____
- _____ described in paragraph(s) ~~XXXXXXX~~ (c) above; (strike out references to inapplicable paragraphs)
- ☐ (f) A transferee described in paragraph _____ (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of _____ (insert name of spouse) _____ who is my spouse described in paragraph _____ (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.
2. (To be completed where the value of the consideration for the conveyance exceeds \$250,000).
- I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance
- ☐ contains at least one and not more than two single family residences.
- ☐ does not contain a single family residence.
- ☐ contains more than two single family residences. (see instruction 3)
- Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.
3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) _____ none _____

THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

- | | | | |
|---|----|-----------------|--------------------|
| (a) Monies paid or to be paid in cash | \$ | <u>6,828.00</u> | |
| (b) Mortgages (i) Assumed (<i>show principal and interest to be credited against purchase price</i>) | \$ | <u>Nil</u> | |
| (ii) Given back to vendor | \$ | <u>Nil</u> | |
| (c) Property transferred in exchange (<i>detail below</i>) | \$ | <u>Nil</u> | |
| (d) Securities transferred to the value of (<i>detail below</i>) | \$ | <u>Nil</u> | |
| (e) Liens, legacies, annuities and maintenance charges to which transfer is subject | \$ | <u>Nil</u> | |
| (f) Other valuable consideration subject to land transfer tax (<i>detail below</i>) | \$ | <u>Nil</u> | |
| (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (<i>Total of (a) to (f)</i>) | \$ | <u>6,828.00</u> | \$ <u>6,828.00</u> |
| (h) VALUE OF ALL CHATTELS - items of tangible personal property
(<i>Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended</i>) | \$ | <u>Nil</u> | |
| (i) Other consideration for transaction not included in (g) or (h) above | \$ | <u>Nil</u> | |
| (j) TOTAL CONSIDERATION | \$ | <u>6,828.00</u> | |

*All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable.*

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) not applicable
6. If the consideration is nominal, is the land subject to any encumbrance? not applicable
- Other remarks and explanations, if necessary. none

Sworn before me at the Town of Fort Frances
in the District of Rainy River
this 31st day of March 1988

Ava Lorraine Howard
Ava Lorraine Howard, a Commissioner for taking affidavits,
District of Rainy River for Eustace Morgan & Derksen,
Barristers & Solicitors. Expires: January 29, 1991.

757446 ONTARIO LIMITED

per:

signature(s)

Property Information Record

- A Describe nature of instrument: Transfer
- B (i) Address of property being conveyed (if available) Sixth Street West, Fort Frances, Ontario
- (ii) Assessment Roll No. (if available) Not Assigned
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 264 Fifth Street East, Fort Frances, Ontario P9A 1T7
- D. (i) Registration number for last conveyance of property being conveyed (if available) not applicable
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☐
- E. Name(s) and address(es) of each transferee's solicitor

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date

~~EUSTACE, MORGAN & DERKSEN~~

~~Barristers, Solicitors, Notaries~~

~~510 Portage Avenue 274-5361~~

~~Branch Offices 482-2322, 597-2203~~

~~Fort Frances, Ontario P9A 2A3~~

89 MAY 15 AIO : 47

NO: A 45090
CERTIFICATE OF RECEIPT.

R. Bibby
LAND REGISTRAR.

L.R.O. NO. 48, FORT FRANCES

New Property Identifiers

Additional:
See
Schedule ☐

Executions

NO EXECUTIONS

Additional:
See
Schedule ☐

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 2 pages

(3) Property
Identifier(s)

Block

Property

Additional:
See
Schedule ☐

(4) Consideration

FIVE THOUSAND, EIGHT
HUNDRED AND EIGHTY-EIGHT-43/100 Dollars \$5,888.43

(5) Description

This is a: Property
Division ☒

Property
Consolidation ☐

PARCEL Plan 8, Section 48M-353, being Lot 33 as shown
on Plan of Subdivision 48M-353,
being a part of the parcel

PARCEL 33 - 1

SECTION 48 M 353

(6) This
Document
Contains

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☐

Additional
Parties ☐ Other ☒

(7) Interest/Estate Transferred
Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s)
THE CORPORATION OF THE TOWN OF FORT FRANCES

Signature(s)
per: *R.A. Lyons - Mayor*

Date of Signature
Y M D

1989 05 11

per: *G.W. Treftin - Clerk*

1989 05 11

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction
Name(s)

Signature(s)

Date of Signature
Y M D

10) Transferor(s) Address
for Service

P. O. Box 38, Fort Frances, Ontario, P9A 3M5

11) Transferee(s)

757446 ONTARIO LIMITED

Date of Birth
Y M D

12) Transferee(s) Address
for Service

264 Fifth Street East, Fort Frances, Ontario, P9A 1T7

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Date of Signature
Y M D

Date of Signature
Y M D

Signature

Signature

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and
Address of
Solicitor

Signature

Date of Signature
Y M D

Affix Statement by
Solicitor for Transferee(s)
here if necessary

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and
Address of
Solicitor

Signature

Date of Signature
Y M D

5) Assessment Roll Number
of Property

Cty. Mun. Map Sub. Par.
59 12 010 004 11900

(6) Municipal Address of Property

Sixth Street West
Fort Frances, P9A 1T8

(17) Document Prepared by:

EUSTACE, MORGAN & DERKSEN
Barristers & Solicitors
510 Portage Ave.
Fort Frances, Ont., P9A 2A3
Per: W. Derksen

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Land Transfer Tax

Total

Page 20 of 52

Affidavit of Residence and of Value of the Consideration

Refer to all instructions on reverse side.

DTE & DUNHAM CO. LIMITED
Form No. 500
(Amended Aug. 1, 1986)

Page 2

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Parcel Plan 8, Section 48M-353, being
Lot 33 Plan 48M-353 MUN. OF FT. FRANCES

BY (print names of all transferors in full) The Corporation of the Town of Fort Frances

TO (see instruction 1 and print names of all transferees in full) 757446 ONTARIO LIMITED

I (see instruction 2 and print name(s) in full) EDWARD LEONARD HALVORSEN

MAKE OATH AND SAY THAT:

I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)). (see instruction 2)

- ☐ (a) A person in trust for whom the land conveyed in the above described conveyance is being conveyed;
- ☐ (b) A trustee named in the above described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) _____

☒ (e) The President, ~~XX~~ described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)
757446 ONTARIO LIMITED authorized to act for (insert name(s) of corporation(s)) _____

☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2 (To be completed where the value of the consideration for the conveyance exceeds \$250,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance

☐ contains at least one and not more than two single family residences.

☐ does not contain a single family residence.

☐ contains more than two single family residences. (see instruction 3)

Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.

I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) none are

THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$	<u>5,888.43</u>	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>nil</u>	
(b) Given back to vendor	\$	<u>nil</u>	
(c) Property transferred in exchange (detail below)	\$	<u>nil</u>	
(d) Securities transferred to the value of (detail below)	\$	<u>nil</u>	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>nil</u>	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	<u>nil</u>	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>5,888.43</u>	\$ <u>5,888.43</u>
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$	<u>nil</u>	
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>5,888.43</u>	
(j) TOTAL CONSIDERATION	\$	<u>5,888.43</u>	

All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary. n/a

Sworn before me at the Town of Fort Frances
in the District of Rainy River
this 10 day of May 19 89

A Commissioner for taking Affidavits, etc.

Edward L. Halvorsen
I have authority to bind the Corporation

Property Information Record

A. Describe nature of instrument transfer to limited company

B (i) Address of property being conveyed (if available) Sixth Street West, Fort Frances

(ii) Assessment Roll No (if available) 59 12 010 004 11900 - split

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 264 Fifth St. E., Fort Frances, Ont., P9A 1T7

D. (i) Registration number for last conveyance of property being conveyed (if available) A-41763

(ii) Legal description of property conveyed Same as in D.(i) above. Yes ☐ No ☒ Not known ☐

E. Name(s) and address(es) of each transferee's solicitor

EUSTACE, MORGAN & DERKSEN
Barristers & Solicitors
510 Portage Ave.
Fort Frances, Ont., P9A 2A3
Per: W. Derksen

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date



Date: August 3, 2017

Report To: Planning and Development

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: Official Plan Amendment and Zoning By-Law Amendment for 605 McIrvine Road

The Evangelical Fellowship Church has been working with 1921495 Ontario Limited, to purchase 605 McIrvine Road also known as the “Old Bingo Hall”. This building has been vacant for twelve plus years and the owners have been actively pursuing a sale of this land and building.

Since of January 2017, The Evangelical Fellowship Church has had an accepted offer to purchase with the condition of Official Plan Amendment and Zoning By-Law Amendment. As of today, the OP designation is Employment and the Zoning By-Law designation is Enterprise. For the accepted offer of purchase to be completed, the OP designation and Zoning designation will have to be changed.

A policy will need to be added to Section 4.2.2 of the OP stating, “In keeping with the Employment Area objectives in this Official Plan, the lands municipally known as 605 McIrvine Road, legally described as Parcel 26018, Part Lot 41, River Range, being Part 2, 48 R 3747, Fort Frances shall be zoned as Institutional which permits a place of worship, in addition to other employment-generating uses.”, which will allow the 605 McIrvine property to be occupied by a place of worship. This would keep the OP designation the same for all properties in the area, but will allow 605 McIrvine to have an Institutional designation as well.

The Zoning change from Enterprise to Institutional, permits a Place of Worship to be located at 605 McIrvine Road.

A Public Meeting was held Thursday August 3, 2017 at the monthly Committee of Adjustment meeting. The Evangelical Fellowship Church, as well as their retained Planning Firm, WSP Ottawa, attended the meeting and presented the applications and answered questions for the Committee. The presentation was informative and expressed the reasons for purchasing the

property for better accessibility, safety for the congregation, parking and having more space for their growing congregation.

WSP representative, Nadia De Santi spoke to how the Provincial Policy Statement allows and promotes changes when needed to Official and Zoning designations. As the building has sat empty for twelve plus years, no sales other than to The Evangelical Fellowship Church, the building is designed and ready to be moved into by the church, for those reasons it fits the PPS. By making a Policy in the OP for this designation still allows for employment opportunity in the future at this address.

The Committee of Adjustment is giving the recommendation to allow a Policy to be added to Section 4.2.2 of the Official Plan to allow Institutional designation at 605 McIrvine Road and the Zoning designation of Enterprise be changed to Institutional. These changes will permit the completion of the offer of purchase for 605 McIrvine Road.

I have attached the justification report to this report which explains the reasons as to why these changes should be done.

It is the recommendation of the Planning and Development Department to allow for a Policy to be added to the Official Plan allowing Institutional designation at 605 McIrvine Road and changing the Zoning designation from Enterprise to Institutional.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Chief Building Official and Municipal Planner

MANAHAN CONSULTING

897515 Ontario Limited
304 - 101 Syndicate Avenue North
Thunder Bay, Ontario
P7C 3V4

Phone 807 623 2823 ; fax 807 623 2823 ; email mancons@tbaytel.net

PLANNING JUSTIFICATION

THE PROPERTY – LEGAL DETAILS

The lands have a municipal address of 605 McIrvine Road and a legal description of PCL 26018 SEC Rainy River, Pt Lot 41 River Range McIrvine Pt 2, 48R- 3747 Fort Frances.

PURPOSE AND INTENT

The basic premise of this planning justification is that the property at 605 McIrvine Road be rezoned to either include the permitted uses found in the Institutional Zone or be rezoned into the Institutional Zone.

The immediate intent is to allow the congregation of Evangelical Fellowship Church to use the property as a place of worship – a use that is contained in the current list of permitted uses in the Institutional Zone, while in the longer term continuing a list of possible future uses that support employment and at the same time are suited to the current assembly hall building that exists on the land.

THE PROPERTY AND SURROUNDING LANDS

The building is a one story structure with a 947 square metre footprint, situated on a parcel of land with approximately 74 metres frontage on McIrvine Road and having a lot area of 15,309 square metres. The building is complemented with asphalt parking and driveway area of approximately 5,667 square metres capable of supporting occupancy of up to 300 persons. 122 parking spaces are provided, including 6 barrier free spaces. This is well in excess of the 75 spaces that are required.

The interior of the building includes a foyer and a large open hall with complimentary side administration and client service space. The property is serviced with natural gas, as well as municipal electricity, sewer and water, telephone and municipal road.

The property is located in the west side of Fort Frances, along an interior road that accesses from King's Highway.

Lands to the east are used as a major recreation area, Fort Frances High School, Confederation College, and an elementary school. Surrounding additional uses include an old farmer's market now being redeveloped into a veterinary clinic, Peterbilt (a truck repair and fueling business), a storage yard, Uniongas shop and storage yard, and various empty lots. A Rail line also exists in the area.

McIrvine Road is a linking road providing access to the north end of Fort Frances as well as servicing the municipal landfill site, airport and numerous dwellings. Traffic flow along McIrvine Road is impacted from time to time by railway traffic intersecting the road.

CHURCH'S RATIONALE FOR ACQUIRING THESE LANDS

The Evangelical Fellowship Church of Fort Frances has a congregation of approximately 50 to 60 adults and about 12 children, and normally experiences parking involving 15 to 20 vehicles for Sunday morning services. Some weekday activity such as Bible study groups occur with much smaller attendance and parking.

Employment by the church has typically consisted of a Pastor and janitorial staff, and may from time to time or in the future include a youth Pastor and/or a Church Secretary.

The Church has outgrown its present location, and has a purchaser for the property if they do relocate.

The Bingo Hall building is one level -- a feature that is important to elderly and handicapped members and visitors. The hall format is immediately useable and requires minimum renovation.

There is adequate parking whereas the current location involves parking that spills into a residential street and generates congestion and overcrowding of street parking. The McIrvine Road location has significantly less traffic on weekends when the Church is most active, but the schools are closed.

The Church has considered renovation at its current site, however the square footage of the lot does not allow for any appreciable building expansion. The basement is already maximized and is not suitable for handicapped use. In addition, the cost of an elevator in a cramped space is prohibitive.

The Church obtained permission to accumulate funds in 2009 from Revenue Canada in order to save for a new building. This permission expires in 2019.

Over the last eight years the Church has also carried out a comprehensive search for alternative locations and properties that would require a financially manageable investment in renovation. This included an offer made for the old public library building. The Bingo Hall property has been found to be the most appropriate -- the existing building is useable in its current form and there is adequate parking and on site aisleway space as well as space for landscaping and on site activities.

The Bingo Hall has been vacant for an estimated 10 years save only for a short term use as a teaching facility supporting mine employment for the nearby New Gold mine being developed to the west of Fort Frances.

RELEVANT PLANNING DOCUMENTS

Ontario's Northern Growth Plan

The Northern Growth plan generally is a document targeted at the macro scale within the region and offers little practical guidance and direction at the property specific scale. Notwithstanding, it does encourage municipal stewardship of lands that could support employment activities and promotes residential, commercial and institutional activities to be located on full urban infrastructure.

Ontario's 2014 Provincial Policy Statement

The 2014 Provincial Policy Statement narrows the perspective and in doing so begins to offer policy that has direct application. Relevant policies and guidance includes;

- Section 1.1 Building Strong Healthy Communities
 - Promote development that avoids environmental or public health and safety concerns
 - Improving access for persons with disabilities or the elderly
 - Making available sufficient land to meet the needs of land uses that exist within the community
 - Making lands available initially via intensification and redevelopment
- Section 1.1.3 making settlement areas the focus of growth and development and ensuring their long term viability.
- Section 1.2.6 speaks to compatibility of land uses, particularly where major facilities are involved.
- Section 3 Employment
 - Providing for an appropriate range of employment and institutional uses to meet long term needs of the community
 - Providing and maintaining a range of suitable employment sites

- Section 1.3.2 directs that employment lands may be converted to non-employment uses through a comprehensive review where it has been demonstrated that such lands no longer are required for employment purposes and there is a need for the conversion.

Municipal Official Plan

The Municipal Official Plan delivers guidance and direction to Council and administration in the making of land use decisions.

- Section 4 - Land Use Designations
 - Introduces the concept and designations of living areas and employment areas
 - 4.1 Living Areas – focus on residential activity and related local commercial, institutional and recreational uses associated with everyday residential activity.
 - Small scale institutional uses to include places of worship, elementary schools, medical clinics and offices, typically within walking distances. Will require amendment to the zoning by-law.
- Section 4.2 Employment Areas
 - Provide opportunities to develop a broad range of employment opportunity
 - To ensure that there is sufficient flexibility to adapt to change and opportunities quickly
 - To encourage development
 - The Town will protect its employment areas and will require extensive justification for any proposed conversion to non-employment uses
- Section 4.2.2 Permitted Uses in Employment Areas
 - Will include industrial, commercial and business uses
 - The zoning by-law will further divide these areas into different Industrial, Commercial and Institutional Zones.
- Section 5.10 Support Studies may be required including storm water management, geotechnical studies, parking and a planning justification (shall be required and shall show how policies of the official plan are being met).

PLANNING CONSIDERATIONS

The existing building has a distinct assembly hall building form. In addition, the existing property is not located on a main thoroughfare or highway that would typically be sought out by commercial endeavours for access and visibility.

These features most likely have contributed to the building being available for sale for an approximate period of ten years.

Some of the permitted uses in the Enterprise Zone are not well suited to the assembly building hall form. Examples include a car wash, convenience store, greenhouse, or personal service establishment. Others are sensitive to location (most often near other commercial activities, and/or to major traffic route exposure). Examples are a retail store, gas bar, or convenience store. Other permitted uses are additionally sensitive to the aesthetic of the neighbourhood around them. Examples are a hotel or motel, or a restaurant. It should be noted that the permitted use of a tavern in the Enterprise Zone could be problematic for the schools located nearby.

Some of the permitted uses in the Institutional zone appear more suited to the assembly hall use and less sensitive to location, including a community centre, community health and resource centre, day nursery, municipal government uses, place of worship, or school (i.e. a private school).

The Official Plan states that the municipality will protect its Employment lands and will, where conversion is being proposed, require extensive justification for such a requested change. In this policy statement (Section 4.2) the Official Plan does introduce the concept that conversion is a possibility. Section 4.2 also contains a statement that the municipality should apply sufficient flexibility to adapt to change.

The Bingo Hall building has been for sale for an estimated ten years, and attracted little interest. Its value as measured by a declining asking price is further evidence that the building form and location are of interest only to a minority of economic activities.

Section 4.2.2 of the Official Plan indicates that the zoning by-law will divide employment areas into different Industrial, Commercial, and Institutional Zones -- the key point being that institutional uses are seen as employment generating and zoning for institutional uses is enabled by this section. Clearly uses such as hospitals, medical clinics, municipal and government uses, nursing homes are viewed as macro employment sources, while arenas, ambulance stations, community centres, fire stations, and libraries contribute lesser employment but may well be at a level similar to that of the former Bingo Hall. A place of worship contributes employment at a very marginal level, but does indeed support positions such as Pastor, Custodian and Church Clerk or Administrator.

The commitment to protecting employment has a distinct focus on avoiding conversion, but also should involve the flexibility that is referred to in section 4.2 and also encompass other municipal actions such as capital budget spending, program and theme identification (i.e. gateway concept) and from time to time acting to ensure that chronic vacancies are addressed.

In this instance the Bingo Hall has sat empty for most of ten years, contributing nothing to the economic growth or the financial well being of the municipality.

In the general vicinity, a few commercial restaurants along the Highway are closed and vacant. Economic planning should have regard to such trends in an area and explore measures to ensure that such vacancies do not become widespread or dominate an area. The flexibility referred to in the Official Plan is well suited to be used as a tool to achieve broader land use activities where this is occurring.

Lands across the street are zoned Institutional and reflect both a macro scale economic level of activity in the high school and college and living area scale activity at the elementary school level. The Institutional Zone exists now in this immediate area and there would not be an element of intrusion should these lands be added to that zone. Land uses in the Institutional Zone would also be compatible with the nearby existing institutional zoned uses.

At the same time, most of the uses in the Institutional Zone continue to offer employment opportunities at some level, and thus the overall intent and integrity of the Employment Area Official Plan designation is maintained.

Surrounding land uses include industrial activity: such lands owned by Loblaws as a possible food store, small vacant lands and a Union Gas vehicle storage shop; Peterbilt truck repairs and a new vet clinic, and the schools and activity area. The intended church would be entirely compatible with the schools and activity area and the vet clinic, and would, due to its off-hour activity focus, not encounter adverse affects from the truck repair, food store or gas company vehicle storage operations. The former Bingo Hall property is laid out so that an area of landscaping exists along the lot line abutting the Peterbilt property and an additional separation area appears to exist separating the two uses. The Church could further landscape their lands to if they wished to do so.

From a practical perspective as well, the current church location is problematic to its surrounding area and perhaps even to the Highway (parking and the possibility of children straying onto the highway). Resolution of such areas where off site impacts denigrate surrounding neighbourhoods and where safety and well being may be at risk is an objective of the Official Plan and municipal planning program. In this case, the desired relocation rectifies existing problems and does not create similar issues at the chosen new location.

Traffic generated by the Church would be expected to be much less than that involved in a maximum capacity of 300 persons attending the former Bingo Hall, perhaps

involving more than one sitting. In addition, church activities focus on Sundays and a few evening study classes (typically at a much less than full congregation level of attendance). Total traffic volume can be expected to be reduced where compared to the Bingo Hall. Ample parking is provided, and the property has well laid out aiseways and driveways to meet the needs of a congregation that has typically involved 50 to 60 adults and their dozen or so children.

The Congregation has obtained a traffic opinion from a professional firm indicating that traffic generation from the Church would be less than that generated from the prior Bingo Hall, and that such traffic would occur in off hours to normal business traffic with the possible exception of a wedding or a funeral. The traffic opinion concludes that a full traffic transportation impact and pedestrian study is not needed for the church relocation to this property.

In other related planning considerations, the location is within the generally built up area of the municipality and is serviced by a full array of urban services. There are no outstanding wetlands, archaeological or agricultural resource issues or concerns or matters of drainage that would arise from use of the building for institutional uses as opposed to Enterprise Zone uses.

CONCLUSION

The Official Plan in section 4.2 indicates that Institutional Zoning is a part of the zoning package that should be applied to the Employment Area land use designation, and the request being made in this instance is to rezone to the Institutional Zone.

The Institutional Zone already exists in the immediate area.

The Institutional Zone appears to contain a list of permitted uses that are more suited to the current building form and location.

The expected church relocation and immediate use of this property is not incompatible with the surrounding character of the area. At the same time the Institutional Zone contains alternative uses of land that continue to implement the employment objective of the official plan.

A ten year vacancy and underutilization of the property is a clear and definitive demonstration of the lack of ability of the current asset (the building hall form) and the location of the property to participate in a meaningful way in the real estate marketplace.

Given the unique building form and location, and the history of underutilization of these lands, along with the Official Plan support to using the Institutional Zone as well as more direct Enterprise zoning to achieve employment objectives, a rezoning to the

Institutional Zone would be consistent with the Official Plan. The inherent and in Section 4.2 specifically stated need for flexibility allow such broader application in local problematic situations such as where a viable property has remained vacant for an extended time period.

Should the municipality be reluctant to support an Official Plan conformity, applications to site-specifically amend the Official Plan and at the same time amend the zoning by-law would also be consistent with good planning principles and objectives.

RECOMMENDATION

That the property at 605 McIrvine Road be removed from the Enterprise Zone and be rezoned to the Institutional Zone.

An accompanying Official Plan site specific amendment could be added to clarify and confirm the intent to terminate a lengthy vacancy situation and to establish a long term continuation of opportunity for employment related use that is consistent with the assembly hall building form on the property.

Attached : traffic opinion

897515 ONTARIO LIMITED - MANAHAN CONSULTING

897515 Ontario Limited is a legal corporation owned and operated by Don Manahan. Don is a member of the Ontario Professional Planning Institute and has been involved in the field of land use planning for approximately 35 years, focussing upon Northwestern Ontario.

Don has been employed in various Ontario government land use planning regional offices; was City Planner and Deputy Director of Planning in the City of Thunder Bay; and has been in private consulting for in excess of 15 years.

897515 Ontario Limited delivers planning consulting services to a number of municipalities in the Thunder Bay area, and has been involved in planning activities as far west as Ignace, Red Lake, and Kenora. Typically services relate to specific problem resolution, or to the processing of planning documents (including official plan updates, zoning amendments). The company also works with local development companies, private citizens, and participates in various projects and studies (i.e. providing land use advice to land appraisers; participating in detailed studies, or providing Ontario Municipal Board planning representation).

A second area of involvement has been the Ontario Municipal Board and Don has given planning evidence at an estimated 40 Board hearings, and been qualified, without being contested, as an expert in the field of land use planning at each of these.

Don is also a member of Thunder Bay Ventures and Chairman of the Investment Committee for that organization (a Fednor supported organization providing loans to qualifying economic development initiatives that generated or that maintain employment opportunities, where traditional financial institutions are not prepared to fund or to fund in total).



May 16, 2017

17M-01100-00-101

Cheryl Rogoza, Treasurer
Evangelical Fellowship Church
560 Webster Avenue
Fort Frances, Ontario P9A 3H8

RE: Letter of Opinion Regarding Traffic Transportation Impact and Pedestrian Study

Dear Cheryl:

INTRODUCTION

WSP Canada Group Limited (WSP) was retained by the Evangelical Fellowship Church (Church) to provide an opinion of the need to prepare a Traffic Transportation Impact and Pedestrian Study for the conversion of a former bingo hall to a church facility. The Church is proposing to purchase and convert the former bingo hall building located at 605 McIrvine Road.

BACKGROUND

The Town of Fort Frances identifies McIrvine Road is a Class 4 Collector roadway; this reflects the road geometry, posted speed, maintenance standards, expected traffic volumes, etc. McIrvine Road is a two lane undivided paved roadway with rural drainage and no sidewalks.

According to information provided by the Town's Operations & Facilities Division, in the area in question (north of Kings Highway) McIrvine Road has a posted speed of 50 km/hr, reducing to 30 km/hr in the school zone. The Town expects that traffic levels for a Class 4 Collector would be between 2,000 to 3,000 vehicles per day (vpd). The intersection at Kings Highway and McIrvine Road is controlled by traffic signals. Staff at the Operations & Facilities Division noted that traffic volumes can be high at start/end of school day to/from the Fort Frances High School and Confederation College across the street, with southbound queues at the traffic signals at Kings Highway. Traffic is considered light at other times of the day, with no traffic issues, and minimal on a Sunday.

The former bingo hall is on a 3.78 acre (1.53 hectare) parcel on the west side of McIrvine Road. The building is located in the southeast corner, with one private approach onto McIrvine Road near the midpoint of the property frontage, immediately north of the building. The building size is around 10,190 sq. ft. and was originally designed to accommodate up to 300 people. There is a paved parking lot with around 120 spaces, including six barrier-free spaces – the spaces are located to the north and west of the existing building.

TRAFFIC GENERATION

WSP has been asked to comment on the difference in traffic generation between a bingo hall and the proposed church use. WSP reviewed the Institute of Transportation Engineers' (ITE) *Trip Generation Manual – 9th Edition* to compare estimated trip generation.

111-93 Lombard Avenue
Winnipeg, MB, Canada R3B 3B1

Tel.: +1 204 943-3178

Tel.: +1 204 943-4948
Fax: Winnipeg, MB, Canada R3B 3B1
wsp.com

Land Use 473 addresses Casino/Video Lottery Establishment – there are no bingo hall-specific trip rates. The only available rate is for the afternoon (pm) adjacent street peak hour, with a trip rate of 13.43 vehicles per hour (vph) per 1,000 sq. ft. of building area, with 56 percent inbound, and 44 percent outbound. Forecast trips would therefore be 13.43×10.19 for around 135 trips, with 75 vph inbound and 60 vph outbound.

Land Use 560 addresses Church facilities. Trip rates are provided on a per 1,000 sq. ft. basis and a per seat basis. Forecast trip generation for a weekday, based on the ITE rates, are:

- 9.11 vpd/1,000 sq. ft. – 9.11×10.19 for around 95 vpd
- 0.56 vph/1,000 sq. ft. in the am street peak hour – 0.56×10.19 for around 5 vph
- 0.55 vph/1,000 sq. ft. in the pm street peak hour – 0.55×10.19 for around 5 vph
- 0.61 vpd/seats – 0.61×300 for around 185 vpd

Forecast trip generation for a Sunday, based on the ITE rates, are:

- 36.63 vpd/1,000 sq. ft. – 36.63×10.19 for around 375 vpd
- 12.04 vph/1,000 sq. ft. in the peak hour – 12.04×10.19 for around 125 vph
- 1.85 vpd/seats – 1.85×300 for around 555 vpd
- 0.61 vph/seats in the peak hour – 0.61×300 for around 185 vph

As can be seen, there are different results for trip generation per building size vs. seats, but in all cases, the forecast trips are significantly less for the weekday peak hour since the highest activity period for this church is on a Sunday.

The above analysis assumed full capacity of the building. However, the Church has indicated that there will be minimal activity on weekdays, with the pastor at the site at times, along with possible visitors. A Tuesday Bible study/prayer service typically attracts less than 10 vehicles, including the pastor. It is assumed that this would result in up to 10 entry trips and 10 exit trips in less than one hour at either end of the service. Assuming this is during the evening, this should have a minimal traffic impact, and is likely less than the bingo hall may have generated during the same time period.

The primary service for the Church is on Sunday morning, with up to 25 vehicles entering, including the pastor. It is assumed that this would result in up to 25 entry trips and 25 exit trips in less than one hour at either end of the service. Given that the Town staff indicated that there is light traffic on McIlrvine Road on a Sunday, the traffic related to the Church is not expected to be problematic.

TRAFFIC TRANSPORTATION IMPACT STUDY GUIDELINES

The Town of Fort Frances *Official Plan* (October 2011) discusses Traffic Transportation Impact Studies (TTIS) in Section 5.10.4. It does not identify specific trigger points which would result in the requirement to prepare a TTIS, but does note that a study may be required, based on terms of reference developed by the Town.

MTO has specific TTIS guidelines, but also do not specify a trigger point when a study is required. The City of Thunder Bay have guidelines for a Traffic Impact Study (TIS), which includes a trigger point for requiring a TIS to be prepared, specifically, "When a proposed development is expected to generate 100 or more vehicle trips in total (inbound and outbound) during the peak design hour".

WSP has prepared many TIS's in a variety of road jurisdictions, and have found that the most significant traffic volumes occur in the weekday morning or afternoon peak hour, or in an area of intensive retail development, possibly midday on a Saturday. Sundays are generally a lower traffic volume day on roadways.

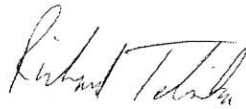
CONCLUSIONS

In conclusion, WSP does not believe that a Traffic Transportation Impact and Pedestrian Study is required for the Church for the following reasons:

- Traffic generation is expected to be less than the previously approved use, namely, a bingo hall.
- Typically, peak traffic times for churches are on Sunday morning; the exception may be for a funeral or wedding service, although these are not regular events.
- Roads are generally designed to accommodate peak traffic, which typically occurs during weekday morning or afternoon peak hour, or in the case of an area of intensive retail development, midday on a Saturday. This generally means that surplus capacity on the street is available on a Sunday.

We trust that this letter provides the needed information on the need for a Traffic Transportation Impact and Pedestrian Study. If there are questions concerning the contents of this letter, contact the undersigned at richard.tebinka@wsp.com or at 204-272-2003.

Yours sincerely,



Richard Tebinka, P.Eng.
Regional Manager

RST/kr

In Canada, **WSP** is one of the largest professional services firms with approximately 8,700 employees; mainly engineers, technicians, scientists, environmental experts and architects based in all Canadian provinces.

WSP is a home-grown Canadian multinational firm with a global market leadership that ranks them in the top 10 in the world. For more information visit: www.wsp-pb.com/en/WSP-Canada/Who-we-are/

Richard Tebinka, M.A.Sc., FITE, P.Eng.

Richard is an accomplished project manager with more than 35 years of experience providing transportation studies for many residential, commercial, industrial, and institutional developments in the western provinces, northwestern Ontario, Minnesota, and North Dakota.

Richard's multidisciplinary project experience includes policy planning and implementation such as transportation master plans and development plans, as well as project-specific development including commercial, residential and office construction.

In recognition of his extensive background and expertise in transportation planning, in 2013 Richard was appointed as a member of the Board of Directors of the Association of Consulting Companies, Manitoba. For more information visit: www.mmmgrouplimited.com/experts/richard-tebinka/



Evangelical Fellowship Church
560 Webster Ave.
Fort Frances, Ontario
P9A 3H8

May 28, 2017

Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

Re: Applications for Re-zoning & Official Plan Amendment

To Whom It May Concern,

We have been saving and searching for a new church building since 2009. In all that time we've found nothing that suits our needs as well as the former Bingo Building located at 605 McIrvine Road. Our current building is very cramped, and young parents are always afraid that their young children will slip out of the building and run onto the highway. Some of us have mobility issues and going downstairs for potlucks is difficult. Parking on Webster Avenue is not ideal for us as well as the neighbors. The entrance onto Kings Highway can be risky due to the blind corner – especially in the winter. The Bingo Building will meet the most of our needs for the most affordable price. We would be so grateful if you would approve our applications for re-zoning and Official Plan amendment. Thank you for your time and consideration.

Sincerely,

The Congregation of the
Evangelical Fellowship Church

David & Melba Caravan
Anne McCarty

Mark & Margrit
Seiber

Catherine Albert
Margrit Gerber
Susanne Gerber
Trent & Val Evans

M. P.
Tina P.
Shelby Parker

Camelia J.
A. Fisher
Melissa Wilson
Kathleen

T. White
M. Whitfield

W. O.
The

X Bz
Jina Freser
K. S. M.

John L.
A. Whitman

Harshad Chaudhary
N. I.

1921495 ONTARIO LIMITED
P.O. BOX 36
FORT ERIE, ONTARIO L2A 5M6
905-991-8324 905-991-8323(FAX)
Email karen.romanyk@gmail.com

May 30, 2017

Town of Fort Frances,
320 Portage Avenue,
Fort Frances, On P9A 3P9

RE: Property owners at 605 McIrvine Road roll # 010-006-08870-0000
(former Fort Frances Bingo Hall)

To Whom it May Concern:

We are writing this letter to support the Evangelical Fellowship Church's
Application for rezoning of the property our company owns at 605 McIrvine Road.

This property has basically been vacant since December 2006. It was a new building
that was constructed and finished in mid-2006 to relocate the Fort Frances Bingo Hall.

The business was relocated in July 2006 but due to numerous economic factors which
included non-smoking regulations and unfair competition with the Aboriginal Bingo Hall
the business never became viable. After months of large losses, a financial decision was
made to close the business.

We actively advertised the property for sale/and or lease. There was no interest or inquiries
basically until December 2013 when Seven Generations Education Institute inquired about
renting the property to use for a training school. We entered into a one year lease in Feb
2014 with them after they applied for a minor zoning variance to allow for the school
usage which was approved by the Town. There was never traffic studies requested for this.
Seven Generations vacated the property two months early as the funding ran out.

Since then, there were no other inquires for lease or purchase until the Evangelical
Fellowship Church called our Real Estate agent in September 2016 and subsequently an
Offer was presented and accepted.

Cont'd

605 McIrvine Road, Fort Frances, On

As you can appreciate we were very pleased that finally we would be able to sell this property which has been a financial hardship for the company for the last ten years.

It was a brand new 10,000 sq.ft. building back in 2006. We have maintained the building, paid taxes, utilities, insurance (at a premium because for the vacancy) and had it regularly inspected to keep it in good shape for the last 10 years.

We would hope that the Church's application for rezoning will be approved given the fact the Seven Generations school had been given approval for their minor variance and that there is a High school immediately across the road from the Bingo Hall Property.

The Church would be a low traffic generator for most of the week days, peaking mainly in the evenings and Sundays in comparison to other business that are located on McIrvine and surrounding streets.

We have been a good corporate owner within the Town of Fort Frances keeping our vacant building well maintained and strongly support the rezoning application of the Church so the Sale can be completed so this property does not continue to be a financial burden for us.

We hope that the Town can see its way clear to approve the rezoning application for the Evangelical Fellowship Church.

Yours truly,

Karen Romanyk
Administrator/Controller
(Former Fort Frances Bingo Hall)
1921495 Ontario Limited (formerly 1251597 Ontario Limited)
P.O. Box 36
Fort Erie, On L2A 5M6



Date: August 3, 2017

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Formal request for water well installation, Church of the Holy Spirt.**

Planning and Development Executive Committee will recall at the March 6, 2017 regular meeting Session #25, item number 6.1 was a request from The Church of the Holy Spirit for permission to dig a well on their property located at 1408 Eighth Street East. The church has been trying to sell the land for some time now as they have purchased a place to worship at 824 Victoria Avenue.

The Planning and Development Department was given direction by Council to have a public meeting to gather interest from the residents of Eighth Street, from Mill Road to Minnie Avenue North, obtaining water and/or water and sewer services from the Town of Fort Frances.

Planning and Development Department sent notice out to all property owners in the Eighth Street area with an invitation to attend an information session at the Civic Centre on March 30, 2017, to discuss the potential of services being provided using the Local Improvement Policy, by The Town to the properties. Out of 10 property owners, 9 showed up to the session. Operations and Facility Manager, the CAO as well as Tyson Dennis, participated in the session providing the residents information on how the Local Improvement Policy works, cost estimates, and timelines.

Once the information was given I contacted the residents and obtained a unanimous decision that costs were estimated too extravagant for services to be provided to the properties. Prices for services using Local Improvements are determined by property frontage. Water service started at \$14, 500.00-\$57, 200.00 and water/sewer service ranged from \$38, 200.00 to \$294. 900.00.

The Church of the Holy Spirit has a sewer service to the property, but need a water service. The original water service line on the property has failed and came originally from the Lake View Trailer Court and can no longer be routed through that area. Service must come from an extension of water main on Eighth Street or directly from Mill Road.

The Church has three options for water service:

- find a neighboring property to grant an easement on private property to install a direct water main from Mill Road to the 1408 Eighth Street
- have a water main extension from Mill Road through to 1408 Eighth using The Town's as an installer and have it done at the owner's expense.
- obtain permission from The Town of Fort Frances to install a well, certified by the North-Western Health Unit once completed.

Operations and Facility Manager is in the process of applying for an Ontario Community Infrastructure Grant for the 2018 construction season. This grant is given to Municipalities where infrastructure is lacking and health and safety is a concern. The area of Eighth Street to Williams Avenue is lacking fire hydrants and water infrastructure.

The Planning and Development department is requesting PDEC's direction on whether to support the placement of a well water distribution system on the 1408 Eighth Street property. As existing water mains are near the property, there are options to obtain Fort Frances water services. The recommendation of the Planning and Development Department is to maintain Town services at this location.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Tyson Dennis

From: caren fagerdahl <rlbkayak@gmail.com>
Sent: Saturday, July 29, 2017 12:01 PM
To: Tyson Dennis
Subject: Re: 1408 8th Street

Thanks Tyson for your reply.

Attention Fort Frances Council.

This is a formal request for permission to place a well on our property at 1408 8th street. We are requesting this because we are actively trying to sell this property. We have sewer to the property, but no water. We, The Church of the Holy Spirit are wanting to be able to tell the buyer that they could put a well on the property. Thank you for your attention to this matter. Regards Eric Fagerdahl. 274-6460

On Fri, Jul 14, 2017 at 8:46 AM, Tyson Dennis <tdennis@fortfrances.ca> wrote:

My apologies on the time to respond to this Eric. The email went to my Junk mail for some reason. The water and sewer installation is on hold for the time being. Council will have to make a decision on the well being allowed to be placed on the property. Could you draft a formal request and I will submit to council on the August 8th Planning and Development meeting? Please feel free to call my cell anytime. Cheers.

Tyson Dennis

Chief Building Official and Municipal Planner

Town of Fort Frances

320 Portage Ave.

Fort Frances, ON P9A 3P9

Email: tdennis@fortfrances.ca

Phone: [807-274-5323](tel:807-274-5323) Ext 1216

Cell: [807-271-3057](tel:807-271-3057)



Date: August 3, 2017
Report To: Planning and Development
From: Tyson Dennis, Chief Building Official/Municipal Planner
Re: **Residential Property Review and Future Residential Development Planning**

As the members of the Planning and Development Executive Committee will recall, on June 22, 2017 a report was given to Council providing information from other executive committees, Planning and Development Department as well as recommendations from Administration to move forward with Erin Crescent as the Town of Fort Frances's next residential subdivision.

Four recommendations were given to Council to consider at that time:

1. Erin Crescent will be the location of the next residential development
2. When developing Erin Crescent, consideration be given to having multi-residential lots being developed
3. Have the Planning and Development department schedule a public information meeting to determine the demand for residential lots starting at \$60 000.00, gain public reviews and suggestions on the project
4. At this time, defer the project to the 2018 capital budget process unless the outcome of a planned public information meeting shows interest in residential development prior to 2018 budget process.

A public information session was held at the Town Civic Centre Thursday July 27, 2017. The motive for this information session was to continue having information available to the public about residential development, have the public give the Administration their wants, needs and concerns, determine if Erin Crescent is the best place for the Town to move forward with a development and to keep the delivery of information transparent with the community.

The public information session brought out 11 Fort Frances resident to the Civic Centre for information. Of the 11 residents, all agreed Erin Crescent would very marketable and able to sell. 6 residents signed up showing interest, and wanting to be updated when the lots become

available. The Administration also received emails and phone calls from individuals supporting the Erin Crescent subdivision, but were unable to make the public information session on July 27, 2017.

At the information session, the discussion of zoning the new subdivision R2 (multi-residential) was discussed. The option of allowing single family dwellings, duplexes, townhouses etc. was not accepted by the attendees. The want of keeping the area R1 (single family dwellings) was made clear to Administration. Residents asked if the Town would allow the purchase of Erin Crescent lots which would become deemed as one with adjacent properties allowing larger area for garages and back yards. Administration discussed the reason for Erin Crescent development is to allow for more residential lots being available building, increasing tax base in Fort Frances and having an option for future growth of Fort Frances.

The conversation of existing residents using the land known as Erin Crescent as a park concerned some residents as to where their children will play, and if the Town is going to put more greenspace in for parks/playlands. Administration will examine that concern once a decision is made on whether Erin Crescent is developed or not.

The option of putting Sixth Street East through as a road with the possibility of residential development was brought up by a Sixth Street property owner. This would be an option for services being installed to the properties, as sewer and water is already existing in the ground at that location. Administration will pursue the idea of Local Improvement Policy being a cost recovery for this to happen. Planning and Development attempted a similar area in March of 2017, but Local Improvement Policy costs were too high and prohibited owners to agree placing services in that area.

Overall, the public information session was a success! Administration gathered some great public input, determined some positive information as well as potential concerns which will be addressed during the development of Erin Crescent. It allowed the public to see The Town of Fort Frances is moving forward with new ideas, infrastructure and into the future rather, than in the past. The Town must move forward and plan opportunities for people to see Fort Frances as a first choice to make family roots and settle for the long term.

When the Town partnered with the Condominium project, the development was very controversial. An initial investment of \$387 768.40 was given in 2003. In approximately 5.5 years, the investment was returned and since 2009, the Town has been collecting taxes, water and sewer revenue to assist with operations and maintenance needs of the Town. The tax revenue in 2017 was Municipal tax \$122 855.91 and \$31 745.28 for water and sewer. The Town of Fort Frances collects a total of \$154 601.19 annually with assessment increasing yearly.

The Huffman Court Subdivision was another step toward long term financial gains but controversial issues surfaced with some opposition stating, "The Town should not be developing property." This would be true if private developers were coming to the area and building subdivisions, but we have not seen any private developments since the mid 1990's.

The Town needs areas to develop, and with developed areas come options and opportunities for growth. The Town has an investment of \$271 334.91 in Huffman Court Subdivision. Based on the 16 lots, each having an assessment of \$300 000.00, the return of the investment is 3.35 years based on taxation. The Town of Fort Frances will collect an annual total of \$80 970.53 in taxes and \$14 912.64 for a total of \$95 833.17 annually with assessments increasing over the next four years.

To put this in perspective, 48 developed properties that the Town of Fort Frances has invested in, has a total return of \$250 434.36 annually.

If Erin Crescent is developed, the prospective return on 27 lots with an assessed value of each property at \$300 000.00, will be \$136 637.82 in taxes and \$25 165.08 for sewer and water. Total annual collection of taxes and services \$161 802.90.

With the information gathered since April of 2017 on the next residential subdivision in Fort Frances, the previous investments in the Condominium and Huffman Court projects, the Town should move forward with the next Residential Development of Erin Crescent. The Planning and Development Department recommends the following:

- 1 Tender the Erin Crescent Subdivision for a start date of October 1, 2017. Place the sewer and water in the ground fall of 2017, site services to be placed the construction season of 2018 and completion of curbing and paving the fall of 2018.
- 2 Planning and Development Department to begin promoting and selling residential R1 lots in Erin Crescent the Spring of 2018
- 3 Planning and Development Department to send letters to private property owners on Sixth Street East (Shevlin Ave to Williams Ave), to gather interest on the use of Local Improvements to service and complete the road construction in that area

Respectfully submitted,

Original Signed By

Tyson Dennis

Chief Building Official/Municipal Planner

Date: July 4th, 2017

Report To: Planning & Development Executive
Committee.

From: Patrick Briere, By-Law Enforcement
Officer

Re: Update on Activities in 2nd Quarter for By-
Law Enforcement Department.

Please see the below information for the months
January, February and March activities for this
department.

April 2017

Shelter Statistics

Impounded Dogs 1
Impounded Cats 1
After Hours Visits 0
Total Shelter Visits for Month 9

Parking Statistics

Park in Excess of 2 Hours 9
Parking Prohibited 5

Tickets for Month 14
Police Issued 0
Final Total 14

Other Activities for Month

- OPP Stolen Bikes.
- Business License Application.
- Smoking Enforcement at Arena.
- JHSC Monthly Inspection.
- Business License Applications for New
Business.

- PDEC Secretary Duties.
- P&D Staff Meeting.
- Calendar Parking Enforcement.
- Taxi Licensing & Inspections & Driver's Licenses.
- Notice of Impending Conviction Letters
- Conviction of Outstanding Parking Tickets.
- Fine Box Collection.
- Parking Meter Collection.
- Business License Questions Business Owners.
- Lost Cat call from a Resident.
- Moving Permits Issued.
- Lost Dog call from a Resident.
- Cat Complaint, Armit Avenue.
- Nugget Pawn Daily Activities.
- JHSC Policy Review at Staff Meetings.
- Garbage Complaint, Christie Avenue North.
- Sign Permits questions Resident.
- Sign Permits Issued.
- Asselin Transportation Garbage Collection Daily Issues.
- Fence Construction Info provided to Residents.
- Downtown Parking Enforcement.
- Kiss N Ride Parking Enforcement.
- Fire Lane Parking Enforcement.
- Shelter Activities.
- OPP Monthly Parking Stats Report.
- Portage Avenue Parking Lot Permits Issued/Renewed.
- Parking Meter Repairs.
- Illegal Water Consumption.
- Cats at Large – 1st St. E.
- Dog at Large – Thompson St.
- Fence By-Law Inquiries.

May 2017

Shelter Statistics

Impounded Dogs 2
Impounded Cats 0
After Hours Visits 2

Total Shelter Visits for Month 15

Parking Statistics

Park in Excess of 2 Hours 16

Calendar Parking 6
Park Detached Trailer 3

Tickets for Month 25

Police Issued 1

Final Total 26

Other Activities for Month

- Parking Invoice Questions from RRDSSAB.
- OPP Monthly Parking Stats Report.
- Moving Permits Issued.
- Smoking Enforcement at Arena.
- Business License Complaints.
- New Business License Applications.
- Emergency Management Activities.
- Nugget Pawn Daily Activities.
- Asselin Transportation Garbage Collection Daily Issues.
- Downtown Parking Enforcement.
- Parking Ticket Inquiries from Residents.
- JHSC Monthly Inspections.
- Notice of Impending Conviction Parking Letters.
- Conviction of Outstanding Parking Tickets.
- Kiss N Ride Parking Enforcement.
- Fire Lane Parking Enforcement.
- PDEC Secretary Duties.
- Parking Complaints Detached Trailers.
- Stolen Bike's with OPP.
- Property Standards Complaint – Fifth St. W.
- Dog Barking Complaints.

- Garbage Complaint – Christie Ave. N.
- Found Dog – East End.
- Found Dog – West End.
- Garbage Burning Complaint – Elizabeth St. E.
- Portage Avenue Parking Lot Machine Repair.
- Taxi Licensing & Vehicle Inspections.
- Shelter Activities.
- Fine Box Collection.
- Parking Meter Repairs.
- Zoning Issue – Resolved.
- Property Standards Issues – Nelson St.
- Excess Dog Feces – Scott St Business.
- Property Standards – 6th St. W.
- Cat at Large – Victoria Ave. N.
- Property Standards – Crowe Ave.
- Fence By-Law Inquiries.

June 2017

Shelter Statistics

Impounded Dogs 1

Impounded Cats 6

After Hours Visits 12

Total Shelter Visits for Month 53

Parking Statistics

Tickets for Month 0

Police Issued 0

Final Total 0

Other Activities for Month

- Nugget Pawn Daily Inspections.
- PDEC Secretary Duties.
- Smoking Enforcement at Arena.
- Downtown Parking Enforcement.

- Bike pick-up for OPP.
- Sign Permits Issued
- Moving Permits Issued.
- Kiss N Ride & School Zone Parking Enforcement.
- Portage Avenue Parking Lot Enforcement.
- Fire Lane Parking Enforcement.
- JHSC Monthly Inspections.
- Emergency Management Plan Updating.
- New Business License Application.
- Notice of Impending Conviction Parking Letters.
- Conviction of Outstanding Parking Tickets.
- Dog Complaints – Crowe Ave.
- Dog Complaints – Church St.
- Dog Complaints – 1st St. E.
- Garbage Complaint – Christie Ave. N – Resolved.
- 2017 By-Law Capitol Project.
- Business License Complaints – Businesses No Licenses.
- Fundraising/Business Licensing Info Request – Charitable Organization.
- Multiple Taxi Driver License Application – New Drivers
- Asselin Transportation Garbage Collection Daily Issues.
- Recycle Program Questions.
- Portage Avenue Parking Lot – Parking Rental Requests.
- Parking Ticket Complaints.
- Cat Complaints – Armit Ave & Sixth St. E.
- Issue with Illegally Parked Trailer at Point Park – Resolved.
- School Bus Loading Zone Complaints – Iron Range Bus.
- Handicap Parking Complaint at Arena.
- OSPCA Animal Issue – By-Law Assist.
- Property Standards Issue – Third St. E.
- Pool Fence By-Law Update.

- Daniel Avenue Complaints – Home Business/Noise Violations.
- OPP Dog Attack.
- Fire Pit Issue – Portage Ave. N.
- Dog at Large – King’s Hwy.
- Property Standards Issue – Crowe Ave.
- Property Standards Issue – Front St.
- OPP/By-Law Heavy Truck Issue.
- Business Operating with No Business License.
- Welcome to Fort Frances Sign Removal.
- Vehicle Parking in Laneway Complaint.
- Property Standards Issue – Third St. E.
- Detached Boat – 4th St. E.
- Cat at Large – Armit Ave.
- Dog Barking Complaint – Lakeview Trailer Court.
- Cat Found – 1st St. E.
- Noise By-Law Questions answered for resident.
- Property Standards Issue – Scott St.
- Repaired Parking Meters.
- Appreciation Dinner Assist Clerk’s Office.
- OPP/By-Law/Public Works – Point Park Issues.
- Removal of Border Bob’s Signs from Utility Poles at Border.
- Illegal Private Parking Stall in Laneway by Market Square – Removed.
- Garbage dumped on 8th St. E.
- Garbage Dumping at Recycle Depot.
- Fence By-Law Inquiries.

Respectfully submitted,

Original Signed By

Patrick Briere, CMM I, Property Standards
Professional

MLEO/Public Information Officer, Planning &
Development Division
PH: 1-807-274-5323 ext. 1218
pbriere@fort-frances.com